

**13400 HANFORD ARMONA ROAD, HANFORD, CA
±111,200 S.F. WAREHOUSE WITH OFFICE SPACE**

Colonial Real Estate

**7522 N. Colonial Avenue, Suite 103
Fresno, California 93711
Phone: 559-228-6813 Fax: 559-224-1861**



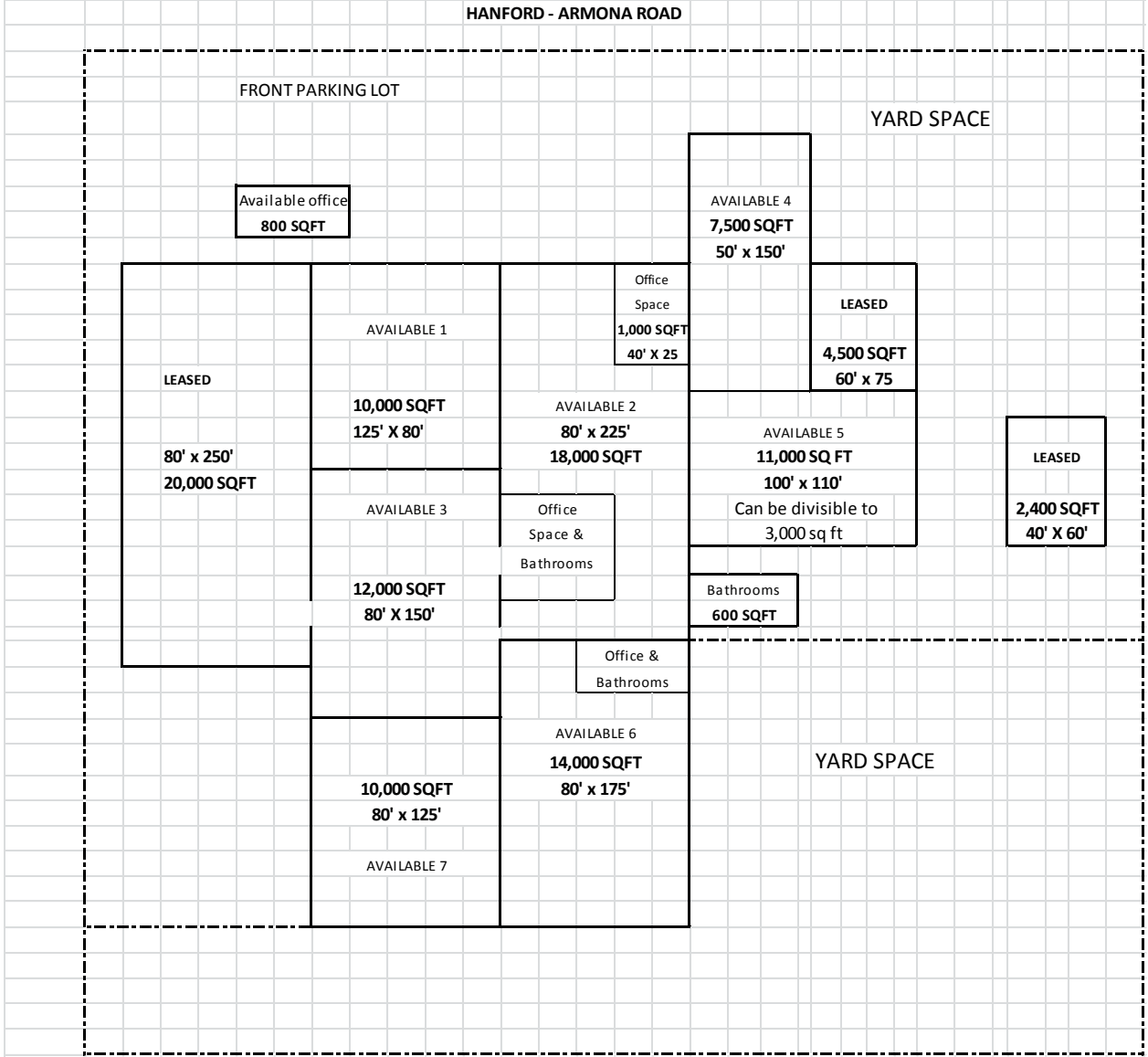
- **+/-11 ACRES OF INDUSTRIAL ZONED LAND**
- **+/-111,200 S.F. OF MANUFACTURING/WAREHOUSE DISTRIBUTION**
- **LARGE FENCED YARD AREA**
- **OVERNIGHT DELIVERY TO 98% OF CALIFORNIA**
- **LOCATED BETWEEN HIGHWAY 99 AND FREEWAY 41 ON THE NORTH SIDE OF HIGHWAY 198**
- **LARGE LABOR FORCE IN SURROUNDING COMMUNITIES**
- **LOCATED IN THE KINGS COUNTY ENTERPRISE ZONE**

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Property Summary

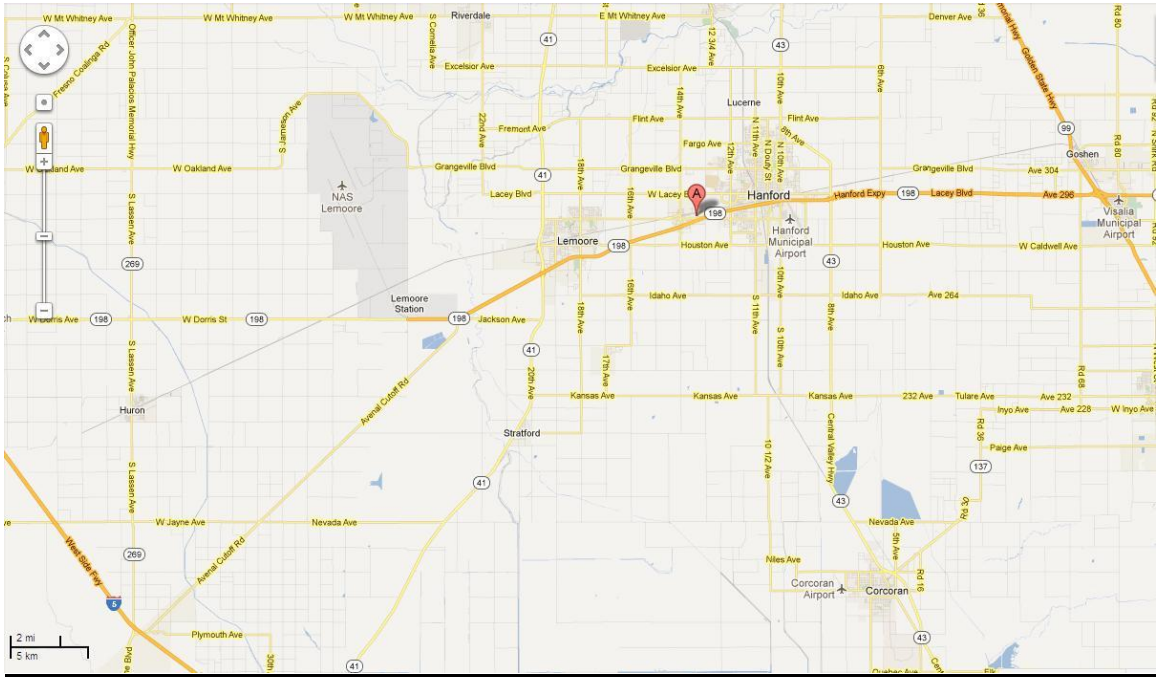
SITE:	13400 Hanford Armona Road, Hanford, CA 93230	
BUILDING:	Total +/-111,200 Sq. Ft.	
LAND:	+/- 11 acres (+/-518,364 Sq. Ft.)	
Space Available:	+/- 84,300 square feet	
Divisible Units:	+/- 3,000 square feet	
Lease Rate (BLDG):	\$0.15 - \$0.21 per sq ft/mo/NNN	
Sale Price	\$1,699,999	
OFFICE:	Additional office available subject to negotiations	
CLEAR HEIGHT:	14' – 30' feet	
CONSTRUCTION:	Metal	
LOADING:	Ground Level Available	Dock High Available
WAREHOUSE HEATING & COOLING:	Evaporative Coolers and reznor heaters in warehouse	
FIRE SPRINKLERS:	YES	
POWER:	Property serviced with a 2,500 and 1,000 Amp three phase service.	
ENTERPRISE ZONE:	Property is located in the Kings County Enterprise Zone which can give businesses incentives by hiring tax credits, sales and use tax credits and business expense deductions.	
COMMENTS:	This site is centrally located in California and offers overnight delivery to 98% of the state. It has great access to Highway 99 and Freeway 41 which are two of California major north/south arteries. The industrial zoning allows for many uses consistent with warehouse distribution and manufacturing facilities. The facility is comprised of two buildings allowing it to be used by multiple Tenants.	

13400 Hanford Armona Road
TENANT SPACE LAYOUT



All information, representation and projections shown herein are based on information supplied by sources deemed to be reliable, they are not warranted by Colonial Real Estate and are subject to change.

LOCATION MAP



AERIAL



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